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Fort Belvoir Base Realignment and Closure Board of Advisors

**Ninth Meeting
22 October 2008**

Minutes

1. The meeting was called to order at 1335 hours by Ms. JoAnn Blanks, Deputy to the Garrison Commander. COL Jerry Blixt, Installation Commander, made opening remarks to welcome everyone and introduced BG Dennis Rogers, Commander of the National Capital Region District of Installation Management Command (IMCOM). BG Rogers defined his own role and mission, and described the IMCOM role in fostering the success of BRAC throughout the region. COL Willie Gaddis, Chief of Staff of MDW, was also introduced. COL Gaddis represented MG Richard Rowe, Mission Commander. In his introductory remarks, COL Blixt described the two chains of command that he must report to. He noted that in the short space of time in command that he has concentrated on transparency and team effort. He promised honesty, integrity, and communication in the BRAC process. He also thanked the Garrison staff for their efforts in organizing this meeting.

2. Ms. Blanks introduced two new members of the board: Mayor William Euille of Alexandria City and Mr. James Hartmann, city manager. The Alexandria group was added to the board as a result of the recent decision to place the BRAC 133 employees at the Mark Center in Alexandria. Ms. Blanks outlined the agenda for the meeting. A motion was submitted and passed to approve the minutes of the previous BOA meeting of Feb. 21, 2008.

3. COL Mark Moffatt, Deputy to the Garrison Commander for Transformation and BRAC, presented the BRAC update. He noted that a number of changes have transpired since the previous BOA meeting. He began by remarking that construction at the NGA and hospital sites is well underway. He also noted that by September 2011, 42,000 employees will be employed at Fort Belvoir and Rivanna Station, located near Charlottesville. COL Moffatt expounded on the following subjects:

- The NGA will combine the employees of six current locations onto one site. The Baltimore District, COE, is the construction agent for this project. He exhibited a number of slides/graphics showing the progress of current construction.
- The Fairfax County Parkway connector is a crucial piece of the BRAC “puzzle.” These last two miles of the parkway must be completed to provide timely access to NGA employees to avoid congestion and “friction.” It is thus critical to the overall success of BRAC. He described one shortfall: the requirement for coordination of funding for the DAR roads. A total of \$60 million will be required to complete Phases III and IV of this project. The Army has been working closely with VDOT and FHWA to resolve these issues. He also displayed a number of graphics/aerial photos of the progress of construction.

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- The new Community Hospital is being built under the auspices of the Norfolk District. Construction has been progressing for the past 10 months. He also briefly discussed the Route 1 construction access road, just south of Pence Gate. He described the design of the hospital complex which will include five buildings. Construction is on a fast track, and needs to be completed by the end of 2010. It will be three times the size of the current DeWitt Hospital.
- The Warrior Transition Unit (BRAC-related) will be sited along 9th Street adjacent to the new hospital. Construction is expected to begin within the next year. Baltimore District is the construction agent. Fort Belvoir is one of seven (7) installations to receive such a facility.
- The Missile Defense Agency (BRAC-134) will be sited on the north side of the Long Parade Ground. Groundbreaking is scheduled for Friday, 24 October. Baltimore District has responsibility for this facility. The façade will conform to the other historic buildings surrounding the parade ground. Construction will begin in February 2009.
- The decision to place the BRAC 133 agencies at the Mark Center was made on 29 September. New York District is the construction agent. The decision was made on a “best value” basis. The COE is now finalizing procurement of the site. Considerable work and effort must still be done.
- The JUIAF (BRAC-167) at Rivanna Station is being facilitated by the Norfolk District. It is located 120 miles from Fort Belvoir. Ground was broken 145 days ago.
- COL Moffatt’s duties also require him to supervise the infrastructure improvements, for which \$172 million has been allocated. This will include sewers, power lines, water, utilities and road construction. Infrastructure on the EPG must be constructed from scratch.
- In the subject of the transportation overview, he described the widening of six roads to four lanes on the installation. The Pohick Road corridor will present some problems since it adjoins the wildlife refuge. He noted that 9th Street must also be widened to accommodate the WTU adjacent to the hospital. That decision was made when plans were finalized as to placement of the WTU.
- COL Moffatt described the timelines currently under consideration. He noted that the installation had just passed the half-way point in the run-up to September 2011. He also noted that most people departing the installation will not leave Fort Belvoir until late-2010/early-2011.
- He displayed a slide showing various project profiles, segregated by type.
- Considerable discussion revolved around construction of the National Museum of the United States Army (NMUSA), currently under the supervision of the New England District. The NMUSA is now in the Environmental Assessment stage. A Public Meeting has been scheduled locally on 30 October in Fairfax County. The Public Comment Period will end on 24 November. The Preferred Site, on a

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portion of the North Post Golf Course, adjoins the Kingman Road/Gate. Ms. Sandra Luff, aide to Senator John Warner, inquired about a firm date for the site selection. Mr. Judson Bennett, the NMUSA director, replied that the final decision will probably be made in mid-December. In reply to further questions, he advised that the NMUSA staff have been taking the concerns of retirees into account. He did admit that the Army Historical Foundation is having some difficulty in raising money, for a variety of reasons beyond their control. Currently, \$30 million has been raised. The total goal is \$200 million (with a starting sum of \$160 million).

- COL Moffatt advised that he is currently working on a Traffic Coordination & Management Plan (TCMP)/Transportation Management Plan (TMP) to mitigate traffic problems. This plan was required by the National Capital Planning Commission (NCPC). Additionally, in September 2008, the Garrison initiated a Transportation Survey among the installation employees; 3,884 valid responses were received. The preliminary findings revealed Fort Belvoir as having a unique geographic location; contained a lack of any rail connections; and the fact that most employees would use mass-transit if it were readily available.
- COL Moffatt outlined the five (5) Transportation Strategies currently under study. Categories listed for each strategy included time, cost, participation, and increases. After further study, recommendations would be made to the Installation Commander for appropriate decisions.

4. Supervisor Jeff McKay of Lee District inquired about Mulligan Road, the proposed connecting road between Telegraph Road and Route 1. COL Moffatt remarked that although the land had been set aside, and environmental studies completed, that there was no final resolution as yet on the road alignment.

5. Supervisor Gerry Hyland of Mount Vernon District posed three questions:

- He questioned COL Moffatt on the proposal for a separate entrance for hospital users/employees off Route 1. COL Moffatt said Pence Gate will remain the main entrance to the hospital area. However, an additional left-turn lane for southbound traffic will be constructed on Route 1. Resolution of a decision to construct additional right turn lanes for northbound traffic on Route 1 has not yet been determined. There will not be a separate entrance for the hospital although the Access Control Point at Pence Gate will be expanded to three (3) booths. He also reiterated that Belvoir Road will be expanded to four (4) lanes.
- Mr. Hyland questioned Mr. Thomas Fahrney of VDOT about the Boudinot Ramp off the projected Fairfax County Parkway connector road. Mr. Fahrney said that it was presently unfunded. He also said at least \$2 billion had recently been cut in Virginia's transportation funding, and no additional funds were expected. Supervisors McKay and Herrity, Springfield District, expressed dismay with this problem. Mr. Fahrney also noted that VDOT is currently conducting a transportation study which will be shared with Fairfax County officials. This study will make recommendations on roads impacted by BRAC. Delegate Vivian Watts also expressed interest in this forthcoming study. Senator George Barker registered his own interest in the disposition of additional "leftover" funds, a

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reference to bids for construction of Phases 1 and 2 coming in under the \$114 billion VDOT has set aside for construction of the Fairfax County Parkway.

- Mr. Hyland wanted to know why the Quantico-Belvoir Regional Business Alliance did not include entities from Fairfax County. Dr. Sam Hill of the Woodbridge Campus of Northern Virginia Community College (NOVA) replied that he would address this question during his own presentation.

6. COL Charles Callahan, Commanding Officer of the DeWitt Army Health Care Network, discussed the new Fort Belvoir Community Hospital currently under construction. He described the design as a “Swooping Eagle,” with spread wings. He also noted the environmental-saving features, and its Leed-Silver certification. He described the hospital’s “Evidence-Based Design,” and its future as the premier military hospital in the country. In his description of the facility, he noted the extent of the projected Primary and Secondary Care Levels, and the projected 55 Primary and Specialty Clinics. The hospital will occupy 1,287 million square feet. It will contain only single-patient rooms, and will maximize natural light for better healing capabilities. Another feature will be ceiling-mounted patient lifts to reduce employee injuries, and sufficient parking spaces in garages at both ends of the facility. COL Callahan displayed a number of renderings showing various aspects of the new facility. He also remarked that each building/pavilion will be named for a feature of Nature (i.e., Meadow, Oaks). Finally, he advised that the first week of patient care has already been scheduled for April 2011.

7. Mr. Heath Bumgardner, aide to Congressman Moran, wanted to know about the disposition of the original DeWitt Hospital building. COL Callahan said no decision has yet been made. COL Blixt said there are some options available, and he did not know when that decision would be made. The original building is now 51 years old.

8. Dr. Sam Hill conducted a presentation on the Quantico-Belvoir Regional Business Alliance, Inc. He currently serves as Chairman of the Board of that organization. He advised that BRAC was an important opportunity for Prince William County. Most of the original focus was on schools and roads. A 9-month community dialogue, including focus group discussions, resulted in this organization. He also noted that the Alliance was similar to what had been previously organized at Fort Meade. They were recently approached by the Virginia Governor’s office to take a broader perspective in the area. Beginning with the Alliance’s regional kickoff event at Fort Belvoir on June 6, the Alliance has indeed reached out to Fairfax County and the surrounding areas. It is no longer just a Prince William County effort.

- He described their mission as a facilitation of positive outcomes from the current and future BRAC actions. As achievements, he noted one (1) construction symposium, with another to be held in Fairfax County in March 2009. Thereafter, a further symposium will be scheduled in Stafford County, hopefully in December 2009.

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- Dr. Hill remarked that a Countywide Coordination Roundtable is expected in the near future. Members of the Board of Advisors were referred to the Alliance's website.¹
- He also noted that the Alliance will host the scheduled Army Community Covenant signing on Saturday, 15 November, at the NOVA Campus in Woodbridge. This will be a family event with military displays, formal ceremonies, etc.
- Ms. Watts expressed satisfaction that the Alliance had reached out to other surrounding areas, and she hoped that it would also include other NOVA campuses in Northern Virginia, and local chambers of commerce. BG Rogers heartily agreed with the inclusiveness of this effort. Dr. Hill said the BOA is a good way to "get the word out" on this outreach. Mr. Hyland remarked that he had not been aware of the inclusiveness or the outreach to Fairfax County. Dr. Hill reiterated that the outreach is and must be both ways.
- BG Rogers took the opportunity to describe the Secretary of the Army's recent series of initiatives to support military families and the Army in general. The upcoming Community Covenant signing is an outgrowth of this effort. He was very interested in expanding this effort into the surrounding communities to support the military.
- Supervisor John Jenkins of Neabsco District noted Prince William County's support for the military, and endorsed expanding this effort into the surrounding counties. He said a number of local elected officials had attended the Family Covenant signing at Fort Belvoir during the previous year. He noted the large number of retirees and military families currently residing in Prince William County and also congratulated Dr. Hill on his role in organizing the Alliance. In response, Dr. Hill remarked that the Alliance had decided to host, and engage in a leadership role in the upcoming Community Covenant Ceremony. He also noted that the Alliance is still open to include other founding business members. He made reference to a 2-page handout in the Board's folder and its extensive list of current business partners.

9. During the Question-&-Answer Period, Mr. McKay said Fort Belvoir has a daunting task in mitigating the 85% of single-driver vehicles that are, and will, arrive at the installation each business day. COL Moffatt advised that a number of strategies are being worked on to relieve transportation problems. His staff is working other initiatives such as improving bus service. This is a work-in-progress. Ms. Watts noted that a majority of employees, currently working at leased space as part of the Washington Headquarters Service (WHS), reside in the areas surrounding Crystal City. These employees now generally use mass-transit. COL Moffatt replied that hard work must be done to overcome these challenges. He advised that Mr. Robert Bauer of WHS will soon be surveying WHS employees to aid in overcoming this problem.

¹ www.qbrbusinessAlliance.com. Note that the Alliance headquarters is located at: 14059 Crown Court, Woodbridge, VA 22193.

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10. Mr. Hyland said the Environmental Assessment (EA) currently suggests a minimal transportation impact is to be expected if the National Museum of the United States Army (NMUSA) is situated in the Kingman Gate area. Since at least 1 million visitors are expected at the museum each year, he recommended a closer look at the Preferred Site choice.

11. COL Blixt noted that the meeting had included a good discussion. He also remarked that this was his first BOA meeting as Installation Commander. He advised that the Garrison staff is also looking at all 2nd and 3rd order of effects. He further emphasized transparency and good communication. He closed by citing COL Callahan as an excellent addition to the hospital and the BOA, and thanked everyone for their attendance.

12. The meeting was formally adjourned at 1525 hours.

Jerry L. Blixt
Colonel, U.S. Army
Installation Commander

Attachment

[Attendance list to be attached]

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FORT BELVOIR BRAC BOA MEETING Wednesday, 22 October 2008

- BADNES**, Mark
- BAUER**, Bob (WHS)
- BARKER**, George (Senator)
- BENNETT**, Jeb
- BLANKS**, JoAnn (Cmd Grp)
- BLIXT**, Jerry COL (Cmd Grp)
- BRAMBLEY**, Chuck (Safety Ofc)
- BUMGARDNER**, Heath
(Congressman Moran's Ofc.)
- CALLAHAN**, Charles COL
(DeWitt ACH)
- CANALE**, Mark (BRAC-Ffx Cty)
- CARR**, Don (PAO)
- CURREN**, Jim (BNVP)
- DAVENPORT**, Chris (Media)
- DAWSON**, Jerry (Duke Realty)
- DEES**, Don (PAO)
- DEMPSEY**, Teri (NGA)
- EDWARDS**, Travis (PAO)
- EITLER**, Cyrena
(Ofc of Economic Adjustment, DOD)
- EUILLE**, William
(Mayor, Alexandria City)
- FAHRNEY**, Tom
(VDOT/VA BRAC Coordinator)
- FOREMAN**, Dave
(Supv. Herrity's Ofc)
- FRITTS**, Lara (SFDC)
- GADDIS**, Willie COL (MDW)
- GALLS**, Daniel COL (DeWitt ACH)
- GERVAIS**, Greg (Cong. Davis' Ofc)
- GREEN**, Juanita (DLA)
- HAGEE**, Chuck (Media)
- HARTER**, Eric LTC (BIO)
- HERRITY**, Pat (HIS AIDE)
(Supv. West Springfield Dist.)
- HILL**, Sam Dr. (NVCC)
- HUNT**, Steve (Media)
- HUNTER**, Pauline (PAO)
- HYLAND**, Gerald (Supv. MV Dist)
- JENKINS**, John
(Supv. Neabsco Dist)
- JOHNSON**, Ann (USACE-NAD-BIO)
- JONES**, David COL
(Ofc of Economic Adjustment, DOD)
- KENNEY**, Brett (Chief Aide)
(Supv. Hyland's ofc)
- LANDRUM**, Stephanie (AEDPI)
- LUFF**, Sandra (Sen. Webb's Ofc)
- MARTY**, Tom (IG)
- MASON**, Lindsay (BRAC-Ffx Cty)
- MCDONALD**, Regan (BNVP)
- MCKAY**, Jeff (Supv. Lee Dist.)
- MCKENNA** LTC
- MCNAMARA**, Nancy
- MIYAHIRA**, Nancy (Duke Realty)
- MOFFATT**, Mark COL (DPW)
- MORRING**, Andrea
(Arlington BRAC)
- PERLILI**, Nick
- PERSON**, Gus (PAO)
- PETERSON**, Gordon
(Sen. Webb's Ofc)
- RASKIN**, Linda (DOL)
- REPETA**, Richard Dr. (DeWitt ACH)
- ROGERS**, Dennis BG (IMCOM)
- ROLTSCH**, Susan
(Supv. Jenkins' Ofc)
- RUGGLES**, Terry (PAO)
- RUMORA**, Tom
(BRAC Coord-Quantico)
- SANDERS**, Bill
- SHERMAN**, Michael (NCPC)
- SMITH**, Allison CSM (HQBN)
- STOTT**, Terry (DOIM)
- STRINGFIELD**, Cynthia (PAO)
- TRAVESKY**, Marie, BNVP
(Travesky & Associates)

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- WATTS**, Vivian (Delegate, 52nd Dist)
- WINGNER**, Chuck (DeWitt PAO)
- WHEELER**, David MAJ
- WOODWARD**, LTC

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